

**47 MERRYL STREET, Rasmussen, Qld 4815**



**Sold House**

Monday, 14 August 2023

47 MERRYL STREET, Rasmussen, Qld 4815

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 807 m2**

**Type: House**



TERRY SHELLY  
0430954784

**\$340,000**

SUIT FIRST HOME BUYERS AND INVESTOR  
HIGHSET FAMILY HOME IN THE QUIETER PART OF RASMUSSEN  
EXTRAORDINARY VALUE IN A FAMILY ORIENTED SUBURB  
This property has it all and has been landscaped to take full advantage of the North Queensland climate and stress-free lifestyle. Tall shrubs screen the front verandah that leads into the tastefully tiled large, comfy family lounge room and the pleasant open plan kitchen with breakfast bar and dining room. The three bright and airy bedrooms are fully carpeted and enjoy ample natural light. At ground level the large double carport has been positioned to allow direct roller door entry into a single garage and via a large, glazed door into a massive fully enclosed rumpus room. This area contains the laundry as well as a vast free space ideal for a myriad of indoor activities, a shed, home workshop, an office, extra rooms. whatever. Embracing the rear of the home is a paved outdoor entertaining patio with covered seating and barbecue area. A set of large gates provides easy access to the rear yard, great for the boat or caravan, there is also plenty of room for a pool and cabana. Tall fences surround this large, low maintenance, private rear yard, which will fast become the focal point for the whole family, as an area for sublime relaxation and the entertainment of family and friends. The rear yard layout brilliantly provides privacy with the strategic use of Heliconia and other greenery. Here exists an idyllic mini oasis with a magical fishpond complete with water lilies and other aquatic plants. 47 Meryll Street offers a peaceful and serene lifestyle that is hard to beat; an excellent choice for anyone seeking a comfortable living experience so close to the city. 47 Meryll Street is so very central being mere minutes from the Woolworths Rasmussen retail complex and less than 5 mins to the Ring Road. Willows Shopping Centre, Riverway, Cannon Park Dining and Entertainment Centre, Townsville Hospital and JCU are all within a 10-20 minute drive. Numerous Child-care, Primary, Secondary and Tertiary Education facilities likewise are all within an easy commute. PROUDLY OFFERED FOR SALE by Exclusive Agent TERRY SHELLY and NQ Realty